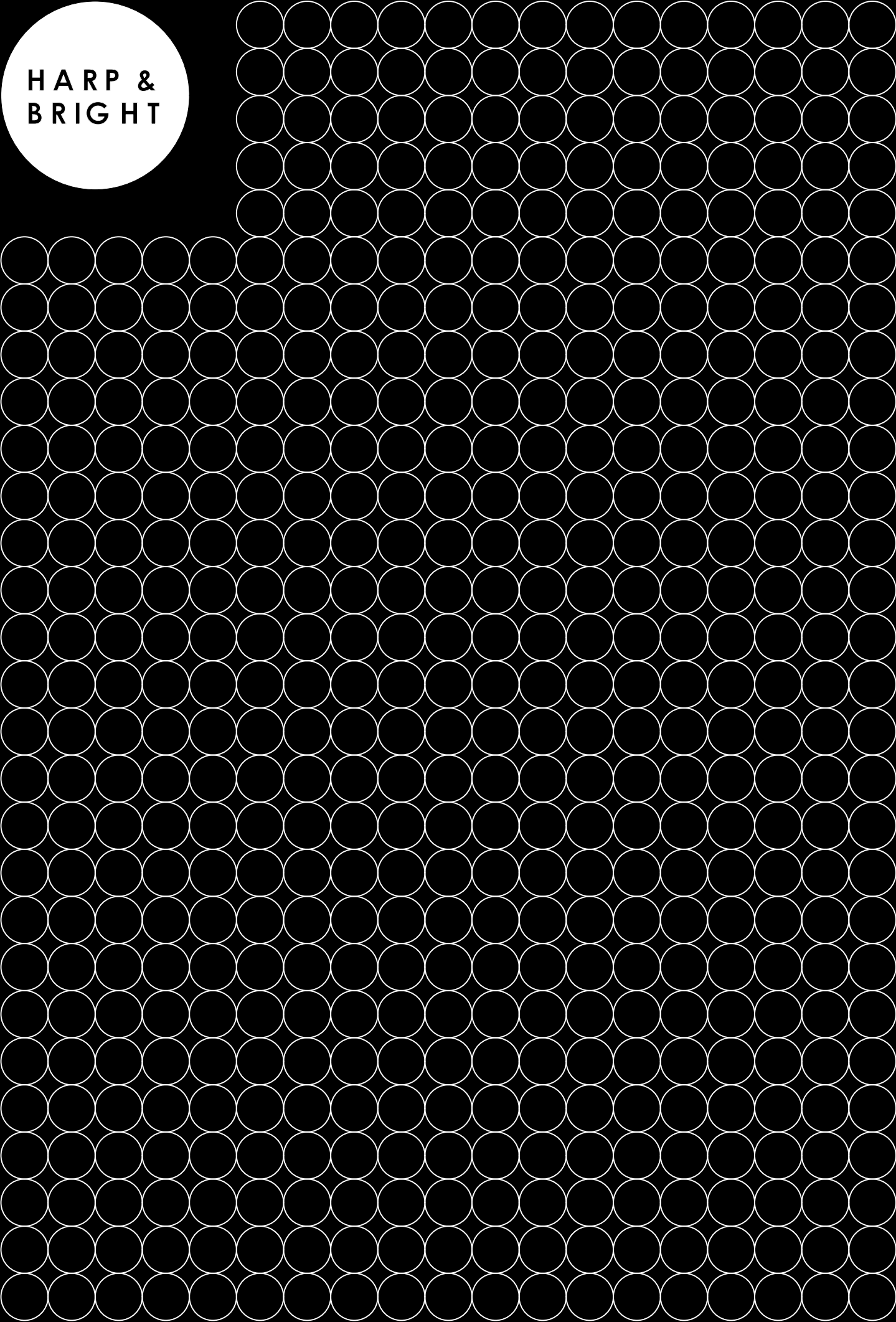
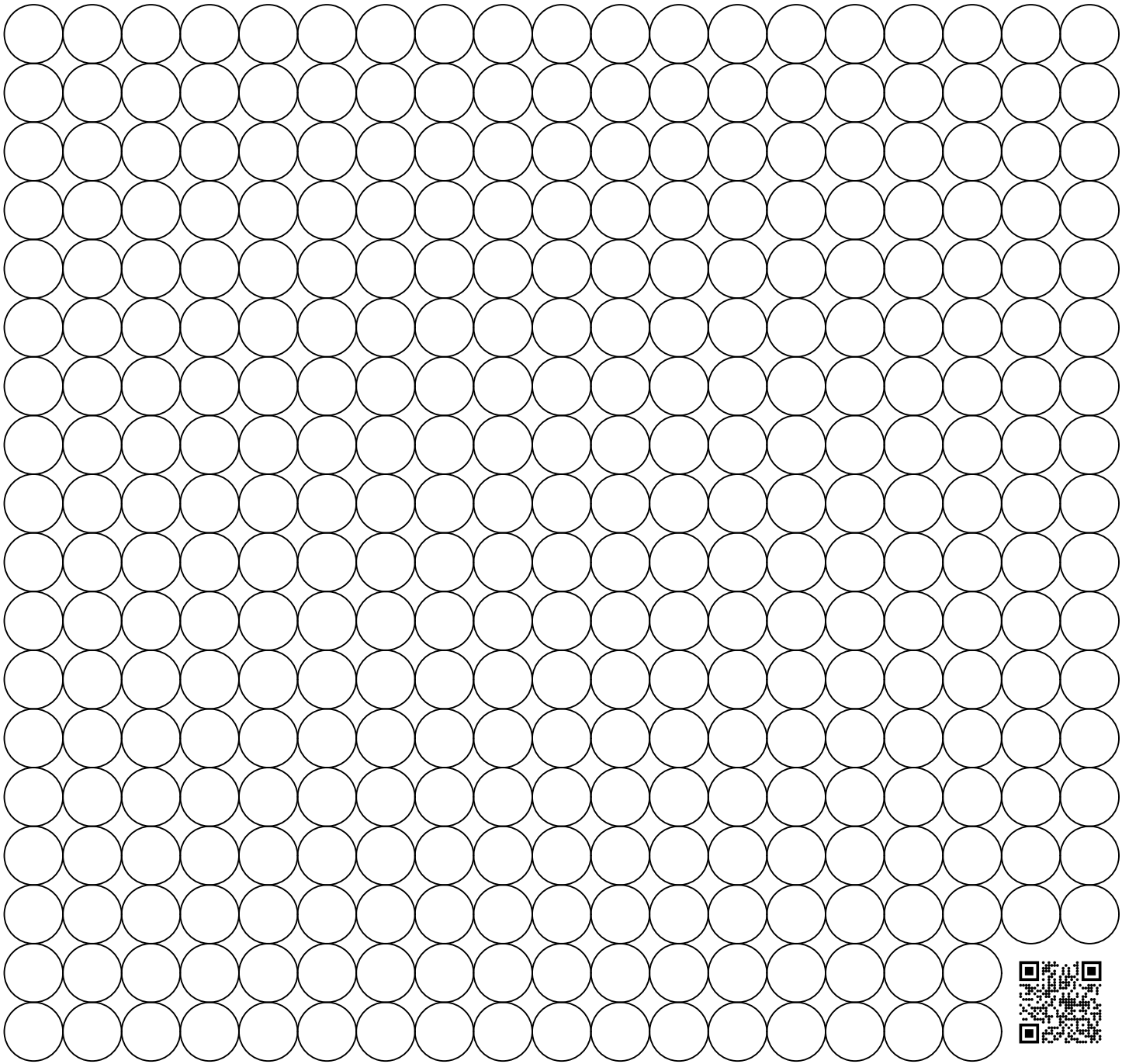






Heritage Statement
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Heritage Statement

Project Name: Fairhaven
Address: Fairhaven, Abberton Field,
Hurstpierpoint, West Sussex, BN6 9QD

Issued by: Harp & Bright
Address: 64 Byron Street, Hove, BN3 5BB

Reference: 1106

Employer: Richard McBrayne
Address: Fairhaven, Abberton Field,
Hurstpierpoint, West Sussex, BN6 9QD

Date of Issue: 16th June 2025

Revision: ...

Heritage Statement

This Heritage Statement has been prepared in support of a full planning application for proposed works at Fairhaven, Abberton Field, Hurstpierpoint, submitted on behalf of the applicant, Mr. Richard McBrayne. The proposed development comprises ground and first floor extensions, internal reconfiguration of the existing dwelling, energy efficiency upgrades, and associated landscaping works.

The site lies within the Hurstpierpoint Conservation Area and is situated in proximity to a Grade II listed building, and as such, this statement considers the significance of nearby heritage assets and assesses the impact of the proposed works on their setting and the character of the wider conservation area. The statement follows guidance set out in the National Planning Policy Framework (NPPF) and local planning policy, demonstrating how the scheme has been sensitively designed to conserve and enhance the historic environment.

This document should be read in conjunction with the following -

- 1106 - 1.001
- 1106 - 1.002
- 1106 - 1.003
- 1106 - 1.004
- 1106 - 1.005
- 1106 - 2.001
- 1106 - 2.002
- 1106 - 2.003
- 1106 - 2.004
- 1106 - 2.005
- 1106 - Design & Access Statement



1. Introduction

This Heritage Statement is submitted in support of a full planning application for proposed works at Fairhaven, Abberton Field, Hurstpierpoint, on behalf of the applicant, Mr. Richard McBrayne. The proposals include ground and first floor extensions, internal reconfiguration of the existing dwelling, thermal and energy efficiency improvements, and associated landscaping works including revised boundary treatments and the installation of gabion baskets.

The site lies within the Hurstpierpoint Conservation Area and sits in close proximity to the Grade II listed Abberton House. In accordance with the *National Planning Policy Framework (NPPF)* and relevant local planning policies, this statement assesses the significance of the nearby heritage assets and evaluates the impact of the proposals on their historic significance and setting.

2. Site Context

Fairhaven is a detached residential property located on Abberton Field, a small cul-de-sac off Manor Road in the village of Hurstpierpoint, West Sussex. The property falls within the designated Hurstpierpoint Conservation Area, which is noted for its cohesive historic character, mature landscaping, and range of building styles and periods.

Directly adjacent to the site is Abberton House, a Grade II listed building, situated to the north of the application property. This 18th-century dwelling is a prominent heritage asset within the area and contributes significantly to the character of the conservation area.

3. Heritage Significance

Hurstpierpoint Conservation Area

The Hurstpierpoint Conservation Area is valued for its:

- Historic development pattern, including linear and organic growth
- Rich architectural mix including Georgian, Victorian, and vernacular styles
- Use of traditional materials such as brick, flint, and clay tiles
- Visual cohesion through building scale, form, and landscaping

Its special interest lies in the preserved rural village character and the harmonious integration of buildings within landscaped settings.

Abberton House (Grade II Listed)

List Entry Number: 1194805

Name: Abberton House

Designation: Grade II

Date Listed: 28 October 1980

Abberton House is an 18th-century dwelling constructed in red brick with grey headers, featuring a hipped tiled roof and sash windows with glazing bars in segmental surrounds. The listing also includes flint walls and gate piers to the front, which contribute to the property's historic setting.

Key elements of its significance include:

- Its architectural detailing, including symmetrical fenestration, classical proportions, and high-quality materials
- Its contribution to the historic character of Manor Road
- Its group value within the conservation area
- The integrity of its front boundary walls, which are also listed

4. Description of Proposals

The proposals at *Fairhaven* comprise:

- A two-storey side and rear extension, designed to remain subservient to the host building and respect the proportions and rooflines of surrounding development
- Internal reconfiguration to provide improved spatial functionality for modern family use
- Thermal upgrades, including enhanced insulation and new glazing, to improve environmental performance
- Landscaping enhancements, including revised boundaries and gabion baskets to improve garden usability and prevent soil erosion

All proposed works have been developed with sensitivity to the site's location within the conservation area and its immediate proximity to Abberton House.

5. Assessment of Impact

The site lies within the Hurstpierpoint Conservation Area and is immediately adjacent to a Grade II listed building, Abberton House. As such, the proposals have been carefully developed to ensure that they preserve the character and appearance of the conservation area and do not result in harm to the setting or significance of the designated heritage asset.

The proposed works involve a modest increase in built volume, with extensions designed to remain subordinate to the original dwelling and consistent with the scale and form of surrounding properties. The use of high-quality, sympathetic materials—including brick, timber, and zinc—ensures visual coherence with both the existing building and the wider townscape, while avoiding pastiche or false historicism.

Importantly, a group of mature trees located along the boundary between the application site and Abberton House provides a natural and effective visual screen. This existing landscape buffer helps to mitigate any potential impact on the setting of the listed building, ensuring that the proposal does not intrude upon important views or cause visual harm.

Furthermore, the contemporary pool house situated within the grounds of Abberton House itself demonstrates a precedent for high-quality modern design within a sensitive heritage setting. This underscores the principle that contextually appropriate modern interventions can coexist successfully alongside historic fabric when designed with care.

The development has been assessed against the relevant provisions of the National Planning Policy Framework (NPPF), notably paragraph 206, which encourages local planning authorities to seek opportunities for new development to enhance or better reveal the significance of heritage assets. In this instance, the proposal achieves that objective through a restrained and respectful architectural approach, which not only responds to the local character but also improves the building's environmental performance and spatial functionality for contemporary family living.

Overall, the proposal is considered to result in no harm to the significance of either the nearby listed building or the conservation area. It is fully compliant with:

- Mid Sussex District Plan Policy DP35 (Conservation Areas and Listed Buildings)
- The Hurstpierpoint Conservation Area Appraisal
- The statutory duties set out in Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*

Accordingly, the development represents a balanced and positive contribution to the local built environment, respecting both heritage significance and the needs of modern living.

Impact on the Hurstpierpoint Conservation Area

- The proposed extensions are visually discreet, set back from public views and designed with traditional forms and materials
- External finishes will respect local vernacular, using sympathetic brickwork, fenestration, and roof profiles
- The scale and siting of the additions will not disrupt the established rhythm or spatial layout of the conservation area
- The landscaping scheme enhances the plot while maintaining the soft character typical of the area

Impact on Abberton House (Grade II Listed)

- There is no direct physical alteration to Abberton House or its curtilage structures
- A clear spatial separation is maintained between Fairhaven and Abberton House, preserving its setting and visibility
- The proposals do not interfere with the historic flint boundary walls or gate piers associated with Abberton House
- The scale and design of the proposed extensions ensure that there is no overbearing or intrusive impact on the listed building or its significance
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In line with *Paragraph 202* of the NPPF, the proposals are considered to result in less than substantial harm to heritage significance, and this is demonstrably outweighed by the public and private benefits, including:

- Improved sustainability and energy performance
- Enhanced accommodation supporting long-term use
- Landscaping improvements reinforcing the character of the conservation area

6. Summary and Conclusion

The proposed development at *Fairhaven* has been carefully designed to ensure it does not detract from the special interest of the Hurstpierpoint Conservation Area or the Grade II listed Abberton House. The development respects the character, materials, and scale of the area, while delivering modern functionality and environmental performance in line with current planning and sustainability goals.

No harm will be caused to the fabric or setting of Abberton House, and the scheme upholds the statutory requirement to preserve or enhance the character or appearance of the conservation area, as set out in the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

The proposals represent a sensitive and well-considered enhancement of the site and are fully compliant with the principles of the NPPF and local heritage policy. Planning permission is therefore respectfully requested.